



Muncie Economic Development Commission
City of Muncie, State of Indiana
May 26th, 2021 Minutes

1. Muncie Economic Development Commission, City of Muncie, State of Indiana, met in the Mayor's Conference room at City Hall, at 12:00 P.M.

2. **Members Present:** Aaron Clark, Matt Kantz, Dustin Clark, Josh Taulbee, Jessica Piper

3. **Nomination of Officers:**

Nomination for President: Aaron Clark nominated Matt Kantz for President. Dustin Clark provided the second. Motion passed by unanimous voice vote.

Nomination for Vice-President: Dustin Clark nominated Aaron Clark for Vice President. Jessica Piper provided the second. Motion passed by unanimous voice vote.

Nomination for Secretary: Jessica Piper nominated Josh Taulbee for Secretary. Aaron Clark provided the second. Motion passed by unanimous voice vote.

4. **Muncie Mall Economic Development Target Area (Resolution 2021-001)**

Mayor Ridenour introduced Resolution 2021-001. Resolution 2021-001 targets 92 parcels in or around the Muncie Mall location (3501 N. Granville Ave). This area also includes the Muncie plaza where Kohls and TJ Maxx are located. Does not include the former Panera Bread location nor the Target location. Tax abatement is a means to provide an opportunity to help encourage development to the area. Mayor Ridenour mentions Burlington (formerly Burlington Coat Factory) has shown interest in building a roughly 25,000 sq ft. building between Old Navy and AMC Showplace 12. Attorney William Hughes clarifies the Muncie Economic Development Commission is a first step in moving this to the City Council, which can provide tax abatement for the desired economic development target area. Mayor Ridenour highlights that the Muncie Mall property is the city's largest assessed value property. Mayor Ridenour further mentions a new anchor store moving into the Muncie Mall property on the date of June 15th. Name is not referred to directly and will come at a later time. Aaron Clark asks about estimated investment or possible job investment. Mayor Ridenour clarifies that he will have that information available to the Council and that it has been provided. Jessica Piper makes a motion to approve Resolution 2021-001. Dustin Clark provided the second. Resolution 2021-001 passed unanimously by voice vote. President Kantz clarifies that the goal of this economic development target region is to also stimulate economic development in the areas surrounding those targeted. Mayor Ridenour confirms.

5. South Madison Street Economic Development Target Area (Resolution 2021-002)

Mayor Ridenour introduced the South Madison economic target area (formerly the Red Carpet Inn) from 26th Street to 29th Street that includes five parcels. Mayor Ridenour clarifies that there is potential outside of strictly the Red Carpet Inn. This area also includes sections of the bowling alley, auction house, and the vacant Village Pantry. Mayor Ridenour refers to Gilman's Home Center as an interested employer of the area. Gilman's is located out of Batesville and is a family-owned business. A business similar to Lowes and Menards. The property would include a lumber yard on the back parcel. These parcel's are currently vacant land. The expected construction costs are \$1.5 million. Gilman's currently has 270 employee's with an average of \$16 an hour. Jessica Piper refers to the fact the the southside has not had a hardware type store in a long time. Mayor Ridenour references how the owner is a Ball State University graduate and that they don't target cities of Muncie's size. Jessica Piper makes a motion to approve Resolution 2021-002. Dustin Clark provided the second. Resolution 2021-002 passed unanimously by voice vote.

6. Zane Bishop, Planner for Community Development introduced properties located at 908 W. 11th St, Muncie, IN 47302 (18-11-16-456-016.000-003) and 1301 S. Elm St, Muncie, IN 47302 (18-11-15-310-007-000-003 and 18-11-15-310-008-000-003) to be considered for tax abatement application and acquired by Greater Muncie Indiana Habitat for Humanity. Habitat for Humanity plans to build residential housing on both properties. Upon completion of construction, the pre-selected buyer then takes over the mortgage. A three-year tax abatement helps the home-buyer transition during this process. Both properties are currently vacant. Jessica Piper makes a motion to positively recommend the properties at 908 W. 11th St and 1301 S. Elm St to the Muncie City Council to be included as an economic development target area. Aaron Clark provided the second. Motion passed by unanimous voice vote.

8. Adjournment: There being no further business, Aaron Clark makes a motion to adjourn. Jessica Piper provided the second. Meeting adjourned at 12:52 P.M.